

MEMORANDUM

October 2nd, 2013

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate to rehabilitate and add 1,030 sq. ft. to the main house linking it with the existing garage and construction of a new 530 sq. ft. free-standing, two-car garage, per section 9-11-18 of the Boulder Revised Code (HIS2013-00219).

STATISTICS:

1. Site: 3015 Kalmia Avenue
2. Designation: Individual Landmark
3. Zoning: Flex
4. Lot size: 7,576 sq. ft.
5. Applicant: Markel Homes/Kalmia Estates Dev., LLC.
6. Date of Construction: c. 1912
7. Historic Name(s): Lundgren-Harper House
8. Request: Rehabilitation of house and existing garage, additions, construction of 2-car garage.

STAFF RECOMMENDATION:

Based on staff's opinion that if the applicant complies with the conditions listed below, the proposed rehabilitation, addition, and new free-standing construction will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board adopts the staff memorandum dated October 2, 2013 in matter 5A (HIS2013-00219) as the findings of the board and approves rehabilitation of the historic house and garage, construction of an addition at the rear of the main house and construction of a free-standing garage as shown on plans dated 08/29/2013, finding that they generally meet the standards for

issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the house in compliance with the approved plans dated 08/29/2013, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final architectural plans that include:
 - (A) Revisions to significantly reduce the actual and perceived mass and scale of the proposed rear addition to the main house;
 - (B) Dormers and fenestration that have been revised to be more compatible with that of the historic house;
 - (C) The continued detachment of the historic house and historic garage; and
 - (D) The significant reduction of the overall amount of built area on the property to preserve the historically rural character of the property.
3. The Landmarks design review committee shall review details regarding the rehabilitation of the historic house, including porch restoration, window and door rehabilitation and replacement, and the extent of removal of rear wall of main house; the design of proposed garage which may include reduction in size of that building, significantly reduced rear addition including roof forms, dormers, and wall materials, doors and window details including moldings, and proposed insets, paint colors, and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

SUMMARY:

- Historically, the entire property encompassed 21 acres, and is now subdivided for development of 57 units, including the historic house and garage. The 7,576 sq. ft. property was designated an individual landmark by the City Council on September 3, 2013 as the Lundgren-Harper House.

- Because this application calls for free-standing construction of more than 340 sq. ft., review by the full Landmarks Board in a quasi-judicial hearing is required, per Section 9-11-14(b) of the historic preservation ordinance.
- The applicant has met twice with staff to review the proposed design.
- Staff finds the proposed rehabilitation and new construction to be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4) B.R.C. 1981, the *General Design Guidelines*.
- Staff's recommendation to approve the proposed alteration is based upon the understanding that the stated conditions will be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a Landmark Alteration Certificate.

PROPERTY HISTORY:



*Figure 1: 3015 Kalmia Avenue Tax Assessor Card photograph c.1949.
Photograph Courtesy the Carnegie Branch Library for Local History.*

Alfred and Laura Lundgren lived in the house from its construction c. 1912 until 1938. Alfred was a stonemason by trade. From 1938 until 2003, the Lundgren's daughter and son-in-law Laurena and Ray Harper owned the house. Ray was also a stonemason, and was involved in several notable construction projects, including buildings at the University of Colorado, Boulder High School, several municipal buildings and many buildings in Longmont.

The property is also associated with the small farming and ranching movement that was significant to the development of Boulder. It appears from ownership

records that the property associated with this house was also associated with farmers who lived in Boulder, but who owned or rented land outside the city for farming and ranching. The 1915 Drumm Wall Map of Boulder shows this property with an indication that a building existed in the same location as the current house. At that time, it was associated with 21 acres of land. In addition, at the southeast corner of the property was the Savannah No. 1 or Boulder North Bend oil well.

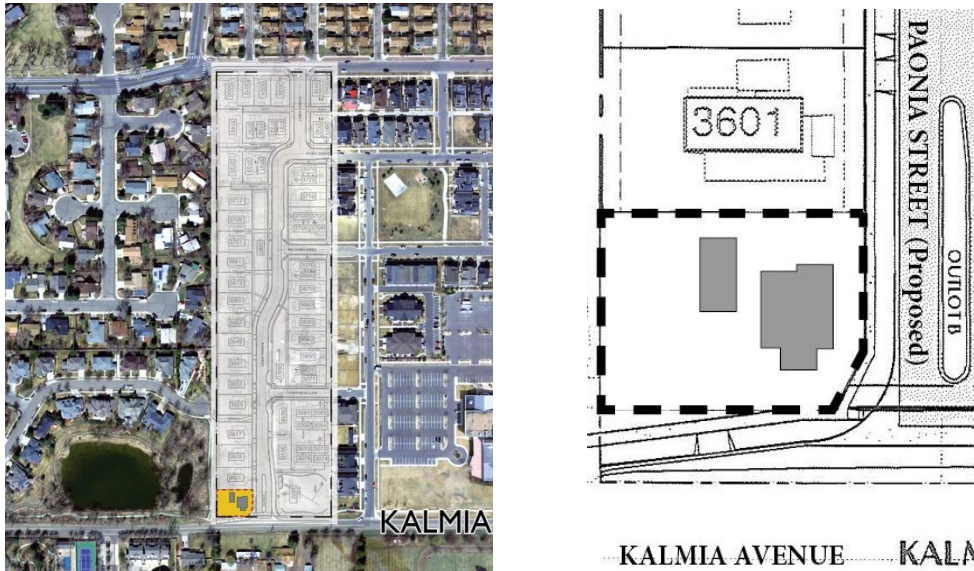


Figure 2: Location Map, 3015 Kalmia Ave. and Kalmia Estates Development (L) and Landmark Boundary Map (dashed line) (R)

DESCRIPTION:

The property is located just north of the Diagonal Highway and Mountain View Cemetery, west of 30th Street, and east of the Stazio Soccer Complex. Historically, the entire property encompassed 21 acres, and is now approved for subdivision and development of 57 units, including the historic house and garage. A new north-south street bisects the property, extending from Kalmia Avenue on the south to Palo Parkway on the north. Until the last decade, the property was agricultural with grazing and orchards.

The one-and-one-half story house appears to have been built around 1912 by Alfred and Laura Lundgren and is constructed of field stone laid in a random pattern, with wood shingled gable ends with bracketed wide eaves and exposed rafter rails. Windows on the house are primarily 1/1 double-hung replacement windows. A few original wood windows remain on the west elevation and north addition. A small bay on the east elevation projects from the house with a shed roof, painted green shingle cladding, with two 1/1 double-hung windows.

A front-gabled porch on the front of the house has been partially enclosed with stone to match the existing house, with one original tapered column and stone base. The c. 1949 tax assessor card indicates this alteration occurred after that time. The roof is clad in brown asphalt shingle, with a shed roof dormer facing south that contains two windows. A brick chimney protrudes from the center of the roof at its peak. A one-car stone garage is located just to the west of the house. The garage has a front facing gable roof with shingled gable ends with bracketed eaves.



Figure 3: South and east elevations, 3015 Kalmia Ave., 2013.



Figure 4: East elevation, 3015 Kalmia Ave., 2013.



Figure 5: West elevation, garage and house, 3015 Kalmia Ave., 2013.



Figure 6: North elevation, view of rear additions, 3015 Kalmia, 2013.

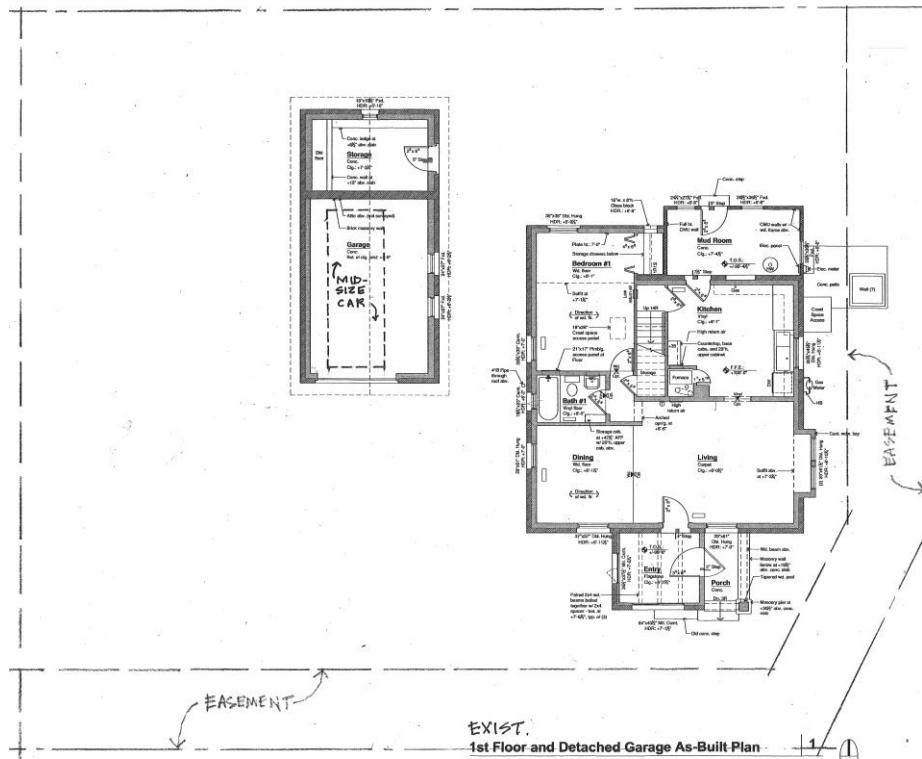


Figure 7: Existing Site Plan

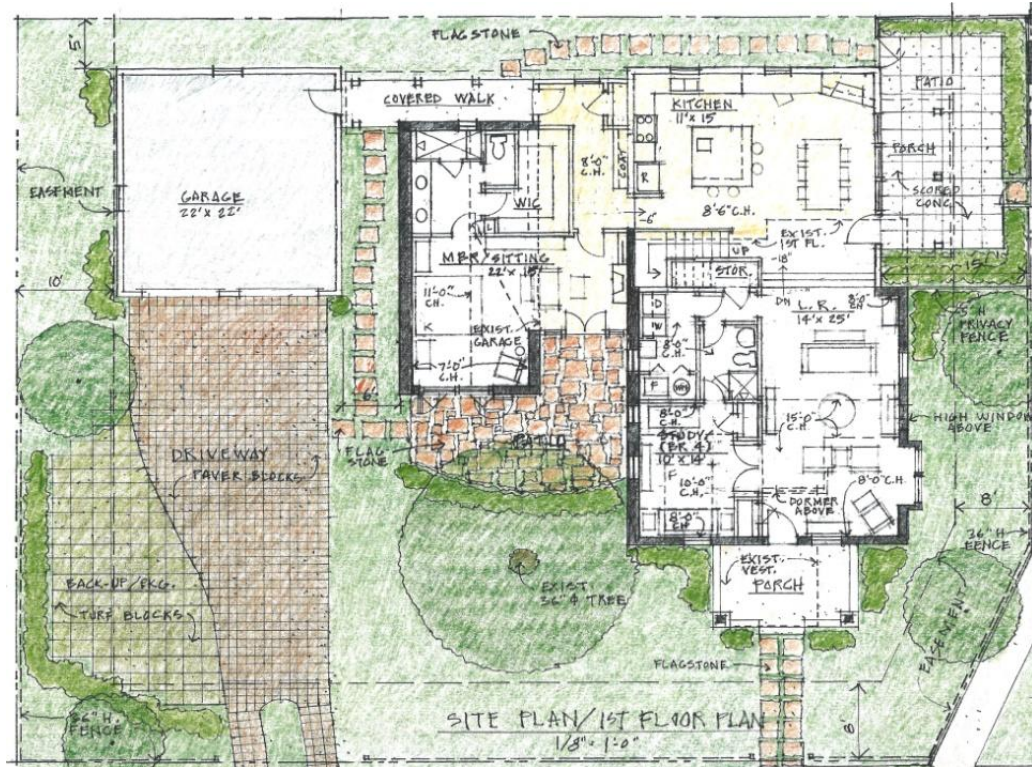


Figure 8: Proposed Site Plan

PROPOSED REHABILITATION AND ADDITION TO HISTORIC HOUSE

Drawings show the existing post-1947 north (rear) additions (comprising about 110 sq. ft.) to be removed and in their place the construction a two story addition to add approximately 1,120 sq. ft. to the remaining 1,250 sq. ft. house. This includes a 175 sq. ft. one-story addition connecting the west wall of the main house to the east wall of the historic garage. A 530 sq. ft., two-car garage is proposed to be linked to the west wall of the historic house by way of an open walkway running along the north wall of the garage. With the new garage, 1,670 sq. ft. of new construction is proposed for a total of 2,920 sq. ft. on the property (excluding the breezeway), where 1,750 sq. ft. of building now exist.



Figure 10: Existing South Elevation (façade)



Figure 11: Proposed South Elevation (façade)

Elevations for the south elevation (façade) show the craftsman porch to be restored based upon the c. 1949 tax assessor photograph of the house. The connector to the historic garage is shown to be set back four feet from the façade of that building. The pitch roof of the connector is shown to be approximately 1' lower than the garage. Plans also show the garage doors to be restored and glass doors set behind. It is unclear if the operation of the door is to be changed; it is currently an overhead door. The proposed new garage is shown to be slightly lower than the historic garage and to be simply designed with panel doors and stucco siding. Drawings show the breezeway connection the house and garage to be trellis-like in design.

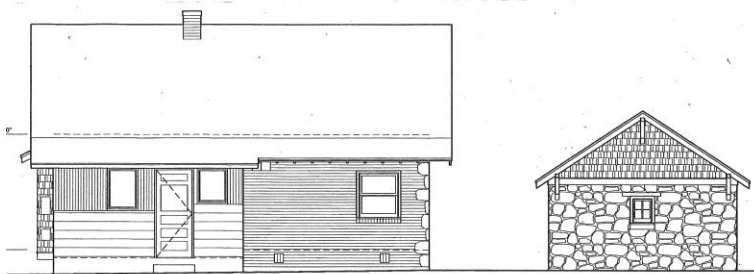


Figure 12: Existing North Elevation (rear)



Figure 13: Proposed North Elevation (rear)

Plans show the north (rear) elevation of the addition to feature a gable end roof at the height of the existing house with two, full height shed dormers at the east and west sides of the roof. The existing rear stone and brick portions of the north elevation (post-1947 additions) are shown to be completely removed. This face of the house is shown to be simply fenestrated with two-over two, double-hung windows on the first floor and a small four light casement window on the wood-shingled gable. The proposed new garage is shown to have one double-hung window on the north face and to be stuccoed with the same material as the addition to the main house.



Figure 14: Existing east Elevation (street facing)



Figure 15: Proposed east Elevation (street facing)

The east elevation of the house will face Paonia St., the new north-south running road into the development, and, for this reason, will be highly visible. Drawings show the east face of the house to remain essentially intact, with the front porch restored as mentioned earlier. The proposed rear addition is shown to extend 22' north of the north wall of the main house, to be set 3' in from the northeast corner of the house, and to be the same height as the existing house. The 1st floor of the addition is shown to feature two sets of French doors/windows and the 19' wide second floor wood shingled dormer to be fenestrated with three, one-over-one, double-hung windows. An approximately 20' portion of the west wall of the garage is to be removed to connect the house and that building.

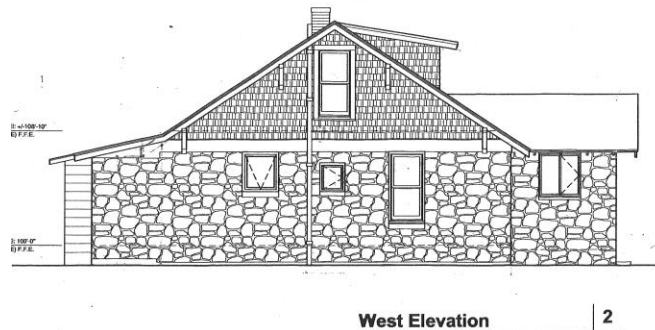


Figure 16: Existing west Elevation



Figure 17: Proposed west Elevation

On the west face of the proposed addition a 31' long, full height dormer is proposed with three one-over-one, double hung sash windows. The west face of the proposed garage is shown to feature a single, one-over-one, double-hung window.

A fence is proposed along the south, east and north sides of the property. A 3' wooden picket fence with 3" spacing is proposed along the south edge of the

property and a portion of the east side. The height of the fence would increase to 5' at the northeast corner of the property to screen a back patio. The fence is to reference one visible in the c. 1940 tax assessor photograph.

CRITERIA FOR THE BOARD'S DECISION

Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?

Staff considers that linking the historic house and garage and building the proposed addition and two-car will damage historic features of the landmark property. For this reason, staff recommends that the applicant redesign the proposal to significantly reduce the amount of new built area, reduce the real and perceived mass and scale of the additions to the historic house, and maintain

the detached relationship of the house and garage. Staff considers that if these steps are taken and the listed conditions are met the proposal will be generally compatible and consistent with the *General Design Guidelines* (see Design Guidelines Analysis section).

2. Does the proposed application adversely affect the special character or special historical, architectural, or aesthetic interest or value of the district?

The staff finds that, provided the listed conditions are met as outlined in 1) above, the proposed application will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark property as it will be generally compatible with the *General Design Guidelines* in terms of mass, scale, height, design and color (see Design Guidelines Analysis section).

3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?

Staff finds that, provided the listed conditions are met, the proposed new construction will be generally compatible with the architectural form, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?

Not applicable.

ANALYSIS:

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines*.

GENERAL DESIGN GUIDELINES

SITE DESIGN 2.0

2.6	Fences		
	<p><i>The appearance of the house from the sidewalk, street and alley contributes to an area's character. Historically, fences were not common in Boulder. Where they existed, they were very open, low, and used to delineate space rather than create walled-off privacy areas. Rear and side yard fences were built low enough so neighbors could talk to each other over them. The fences could be easily seen through and were built of woven wire (not chain-link), wrought iron, or painted or opaque stained wood pickets. Elaborate wrought iron and cast iron fences were typically found only on lots with large or grand homes.</i></p>		
	Guideline	Analysis	Meets Guideline?
.1	Retain and preserve historic fences that contribute to the historic character of the site or district whenever possible. Repair deteriorated fence components rather than replace them.	Historic fence no longer intact. Applicant proposes to reference design of original fence that was on the property and visible in the c. 1949 tax assessor photo.	YES
	New fencing should reflect the character of historic fences in height, openness, materials, and finish.	Proposed 3' and 5' fence to be painted wood, with approximately 3" spacing between pickets.	YES
	Where appropriate, fences should be no more than 36 inches high. This low height should be maintained along the side yard as far as necessary to maintain an unobstructed view of the building's main architectural features, at least to the front elevation of the house and/or porch. At that point, the fence may become gradually higher and less open.	The fence is proposed to be 3' in height across the front of the property, and 5' high with 1" spacing at the northwest corner of the lot.	YES

ALTERATIONS TO CONTRIBUTING BUILDINGS, 3.0

3.1	Roofs		
	<p><i>The roof is one of the primary character-defining features of a historic building, and the repetition of similar roof types creates part of the visual consistency that defines a historic area. Alterations or additions to roofs must be given careful consideration to ensure that they do not compromise the integrity of the historic structure. Typical roof shapes are gabled or hipped. Shed roofs sometimes occur on historic additions and accessory buildings.</i></p>		
	Guideline	Analysis	Meets Guideline?
.1	Maintain the roof form, slope, height, and orientation to the street.	Proposed addition generally preserves the profile and slope of existing roof,	NO

		though will create a strong cross gable roof form that at 36' in length will exceed the 26' width of the east wall by 10'. Consider reducing mass of addition and roof and lowering roof below that of height of existing house. Reduce height and width of shed dormer to further reduce mass of addition when viewed from the east. Resolve at Ldrc.	
3.5	Dormers		
	<i>Dormers are traditional roof elements that either extend the space under the main roof or serve as decorative elements to the main roof. They generally follow the pitch and form of the main roof and are always secondary to the main roof massing. The introduction of dormers may dramatically change the building's appearance, and therefore may not be appropriate in all circumstances.</i>		
	Guideline	Analysis	Meets Guideline?
.4	<i>The size, scale, and style of new dormers should be compatible with existing dormers on the structure. The form of roof dormers should be compatible with the main roof form.</i>	At 19' (east) and 29' (west) in width, proposed dormers are not in scale with the house. Reduce size of proposed dormers to be more compatible with 12' wide dormer on historic house. Consider lowering dormers below ridge and/or wall height to be more in keeping with scale of dormer on main house. Resolve at Ldrc.	NO
.5	<i>Dormer windows should be similar in proportion to first and second floor windows but smaller.</i>	Dormer windows should be reduced in size to be scaled proportionally to windows on first floor of house and in keeping with windows on front dormer.	MAYBE
.6	<i>New dormers must be subordinate to the main roof in terms of mass, scale and height. Notwithstanding the fact that one large dormer may give the greatest usable space within the roof form, smaller dormers are usually the most appropriate. Often two small dormers are more appropriate than one large dormer.</i>	Dormers are not subordinate to the historic roof or proposed gable roof. See .4 and .5 above.	NO
3.7	Windows		
	<i>Windows, the elements that surround them, and their relationship to one another are one of the most important character-defining elements of a historic structure and should be preserved. Improper or insensitive treatment of the windows on a historic structure can seriously detract from its architectural character. Windows on facades visible from public streets, particularly the front façade, are especially important.</i>		

	Guideline	Analysis	Meets Guideline?
.1	<i>Retain and preserve existing historic windows including their functional decorative features . . . In some cases, it might be appropriate to use window elements from the side or rear elevations to repair those on the front.</i>	Historic windows on the historic house and garage will be rehabilitated.	YES
.11	If it is determined the window may be replaced, the same material as was the original is most appropriate...	Existing windows are one-over-one double hung vinyl replacement windows. Proposed replacement windows to be wood, double-hung to match original windows.	YES
3.8	Doors		
	<i>Front doors and primary entrances are among the most important elements of historic buildings. The original size and proportion of a front door, the details of the door, the door surround, and the placement of the door all contribute to the character of the entrance.</i>		
	Guideline	Analysis	Meets Guideline?
.2	<i>Retain and preserve the functional, proportional and decorative features of a primary entrance. These features include the door and its frame, sill, head, jamb, moldings, and any flanking windows.</i>	Original garage door will be retained; confirm operation will be maintained.	YES

ADDITIONS TO HISTORIC BUILDINGS, 4.0.

4.3	Compatibility with Historic Buildings		
	<i>Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to detract from the original building and/or the site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the building.</i>	Height and massing of proposed addition is not subordinate to main house. See 3.1 and 3.5 above. Reduce mass actual and perceived mass of rear addition to house. Resolve at Ldrc.	NO
.2	<i>Design an addition to be compatible with the historic building in mass,</i>	Relationship of solids to voids on proposed addition is incompatible with	NO

	<i>scale, materials and color. For elevations visible from public streets, the relationship of solids to voids in the exterior walls should also be compatible.</i>	those found on historic house, especially on 1 st floor of east face of addition. Reduce glazed area on this face of building to be more compatible with solids and voids on east face of historic house.	
.3	<i>Adding a partial or full story to the historic portion of a historic building is rarely appropriate.</i>	Height of half-story addition is the same as that of height of existing roof. Lower roof height - exploring lower pitch or flat roof forms on addition may achieve this. Resolve at Ldrc	MAYBE
.4	<i>Reflect the original symmetry or asymmetry of the historic building.</i>	Symmetry of fenestration of proposed addition is symmetrical at east face, where east wall of historic house is asymmetrical on the first floor. Resolve at Ldrc.	MAYBE
.5	<i>Preserve the vertical and horizontal proportion of a building's mass.</i>	Relatively square form of house will change to horizontal form as north/south dimension of house will nearly double. Mitigate by reducing actual and perceived mass and scale of addition.	MAYBE

4.4	Compatibility with Historic Site and Setting		
	<i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i>	Proportion of built mass to open space is much lower than historically the case and construction of a large garage and significant additions to historic house may affect open rural character of the property. Mature Silver Maple tree at south edge of property will be maintained.	MAYBE
.2	<i>Locate new additions on an inconspicuous elevation of the historic building, generally the rear one. Locating an addition to the front of a structure is inappropriate because it obscures the historic facade of a building.</i>	Addition is at the rear of the historic house but will be highly visible to the public.	YES

.3	<i>Respect the established orientation of the original building and typical alignments in the area.</i>	Addition does not affect historic orientation and alignments of building of the historic house, though connecting historic garage to the main house does change orientation. Attaching two historic buildings that were never attached likely problematic. Revise plan to maintain historic garage as detached. Resolve at Ldrc.	MAYBE
.4	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area. See Guideline 2.1.1.</i>	No usable garden between, however, 8' distance between house and garage will be filled by proposed connector. Maintain house and garage as detached.	NO

4.5 Key Building Elements			
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Maintain the dominant roofline and orientation of the roof form to the street.</i>	Mass, scale and height of proposed cross gable roof form and dormers affects the dominant historic roofline and the orientation to the street. Reduce actual and perceived mass and scale of addition. Resolve at Ldrc.	MAYBE
.2	<i>Rooflines on additions should be lower than and secondary to the roofline of the original building.</i>	Roofline of addition is at same height as existing historic roof. While making additions lower than historic roofs cannot always be achieved, in this case the height in combination with the proposed mass and scale of the proposed addition roof and dormers will dominate the historic roof of this diminutive house. Reduce real and perceived mass, scale (and possibly height) of roof of addition to mitigate this dominance.	NO
.3	<i>The existing roof form, pitch, eave depth, and materials should be used for all additions.</i>	The proposed roof proportions and materials are generally compatible with the historic house.	YES
.5	<i>Maintain the proportion, general style, and symmetry or asymmetry</i>	With the exception of the French door/windows on the first floor of the	MAYBE

	<i>of the existing window patterns.</i>	proposed east facing addition and south facing connector, windows on addition are symmetrical and generally in keeping with the historic house. Revise east face of addition at Ldrc.	
.6	<i>Use window shapes that are found on the historic building. Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped</i>	With the exception of the French door/windows on the first floor of the proposed east facing addition and south facing connector are generally in keeping with the historic house. Resolve at Ldrcc	MAYBE

PROPOSED NEW CONSTRUCTION

7.2	New Accessory Buildings		
	<i>New accessory buildings should follow the character and pattern of historic accessory structures. While they should be take design clues from the primary structure, they must be subordinate to the primary structure in size, massing and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant historic building element or site feature, such as a mature tree.</i>	Construction of the connector removing a large portion of the east wall of the historic garage will adversely affect the historic integrity of that building. Redesign to maintain house and garage as detached. Resolve at Ldrc.	NO
.2	<i>New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.</i>	The building location is consistent with historic patterns of accessory buildings on the property.	YES
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	The new garage will encroach upon side yard garden space as there is no back yard on recently subdivided lot. Proportion of built mass to open space is much lower than historically the case and construction of a large garage and significant additions to historic house may affect open rural character of the property. Consider reducing amount of	MAYBE

		new built area. Resolve at Ldrc.	
.5	<i>New accessory structures should take design cues from the primary structure on the site, but be subordinate to it in terms of size and massing.</i>	The new building is clearly contemporary but generally compatible with the primary building in terms of architectural details and materials.	YES
.7	<i>Roof form and pitch should be complimentary to the primary structure.</i>	The form and pitch of roof complimentary with the main house.	YES
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	The proposed garage is simpler than house in scale and detail.	YES
.9	<i>Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	Materials as proposed, including stucco siding, doors, are appropriate. Provide material/color details to Ldrc for review and approval.	YES
.10	<i>Windows, like all elements of accessory buildings, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>	The proportions, design and materials of proposed are generally consistent.	YES

Staff considers the proposed rehabilitation of the contributing house including opening of the porch on the façade to be generally consistent with the historic preservation ordinance and Sections 3.1, 3.5, 3.7, and 3.8 of the *General Design Guidelines*. Furthermore, staff does not consider removal of the post-1947 rear additions will adversely affect the historic integrity of the property, but recommends that as much of the rear stone wall as possible be retained.

However, staff finds that the mass and scale of the proposed rear addition will overwhelm the historic character of this diminutive house and garage. Likewise, connecting the historic house and garage will have an adverse affect on the historic integrity and character of the property, especially that of the garage.

To this end, staff recommends that the applicant significantly reduce the mass and scale of the additions as outlined in the design guideline analysis and redesign the proposal so that the existing house and garage remain detached. In doing this, the overall amount of built area will be reduced so that the open, rural character of the property will be better maintained. Staff considers that to

this end, reducing the footprint of the proposed garage will lessen the crowded nature of the current proposal.

PUBLIC COMMENT

Staff has received no public comment regarding this case.

FINDINGS:

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction meets the standards in 9-11-18 of the Boulder Revised Code.
2. The proposed new house and garage will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
3. In terms of mass, scale, and orientation the proposed new garage will be generally consistent with Section 9-11-18 B.R.C., Sections 2, 6. and 7 of the *General Design Guidelines*.

ATTACHMENTS:


- A: Tax Assessors Card
- B: Photographs
- C: Plans
- D: Application

Memo to the Landmarks Board
Re: Landmark Alteration Certificate for 3015 Kalmia Avenue

Memo to the Landmarks Board
Re: Landmark Alteration Certificate for 3015 Kalmia Avenue

Attachment A: Tax Assessors Card

CHANGES IN OWNERSHIP:									
NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE	REMARKS			
TAXING DISTRICTS: CITY SCHOOL FIRE SANITARY OTHER									
LEGAL DESCRIPTION: W 10 Ac less strip 30 ft wide through center NW 1/4 20-1N-70									
3017									
RURAL LAND VALUE CALCULATION									
ITEM	DESCRIPTION	NUMBER OF ACRES	ADJUSTMENT PERCENT	ADJUSTMENT AMOUNT	LAND CLASS	ACRES	UNIT VALUE	TOTAL VALUE	
ORCHARDS									
MERCHANTABLE TIMBER									
MINERALS OR COAL									
WATER RIGHT									
OTHER									
LOCATION FACTORS									
ALL WEATHER ROAD									
TYPE OF ROAD									
LOCAL TRADING CENTER									
OTHER									
TOTAL ADDITION AND DEDUCTION \$					TOTAL FARM LAND VALUE \$				
TOTAL NET ADJUSTMENT \$					TOTAL NET ADJUSTMENTS \$				
SUMMARY					SUMMARY OF VALUES				
DESCRIPTION	DATE	AMOUNT	YEAR	CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL	FULL APPRAISED VALUE
ORIGINAL COST (IMPROVEMENTS)		\$	19						
ADDITIONS AND BETTERMENTS			19						
OWNER'S ESTIMATE OF VALUE			19						
PRIVATE APPRAISAL			19						
INSURANCE			19						
MORTGAGE			19						
ADVERTISED FOR SALE			19						
TRANSFERRED			19						
MEASURED BY RUC					DATE 1/14/99 CLASSIFIED BY DATE CHECKED BY JTS/MLL DATE				



[illegible]

Attachment B: Photographs



3015 Kalmia, view of south (front) elevation, 2013. Porch proposed to be restored.



3015 Kalmia, view of east elevation, 2013.



3015 Kalmia, view of north (rear) elevation and additions proposed for removal, 2013.



3015 Kalmia, view facing northeast, 2013.



3015 Kalmia, view facing northwest, 2013.



3015 Kalmia, view facing north, showing relationship between house and garage, 2013.



3015 Kalmia, view of east elevation of garage and portion proposed for removal, 2013.



3015 Kalmia, view from southwest corner of property, 2013.